

# 303<sup>WEST</sup> ERIE

OFFICE SPACE FOR LEASE

303 WEST ERIE | CHICAGO, IL 60654



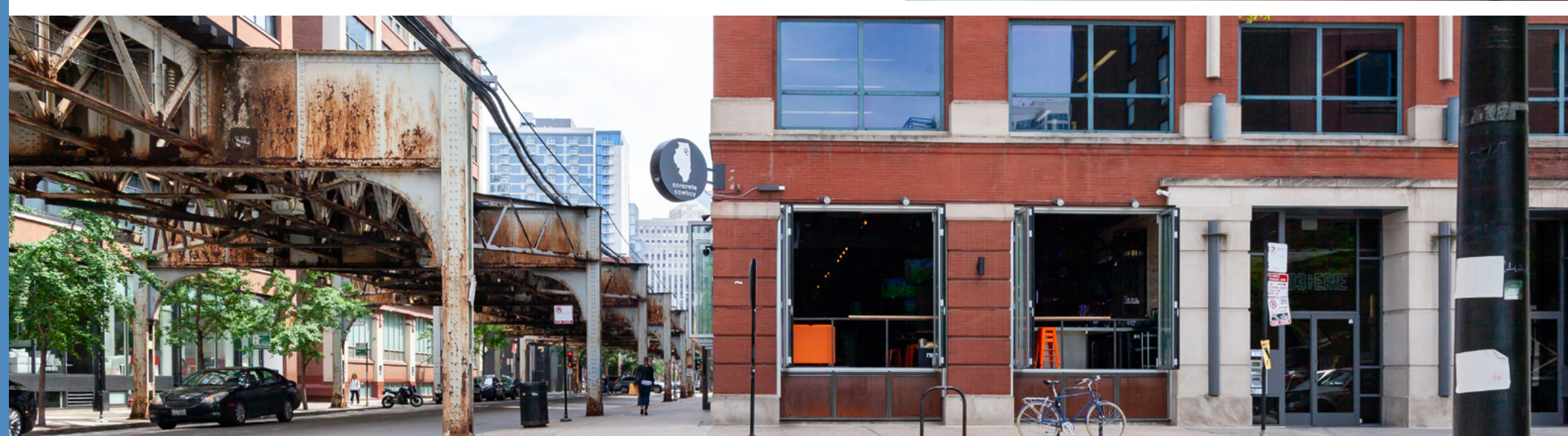
VICTOR ALVAREZ  
ASSET MANAGER  
E | VALVAREZ@AMPI.COM

SCOTT SESSA  
REAL ESTATE BROKER  
E | SSESSA@ASKAMERITUS.COM  
O | 312-366-2779



## ABOUT 303 WEST ERIE

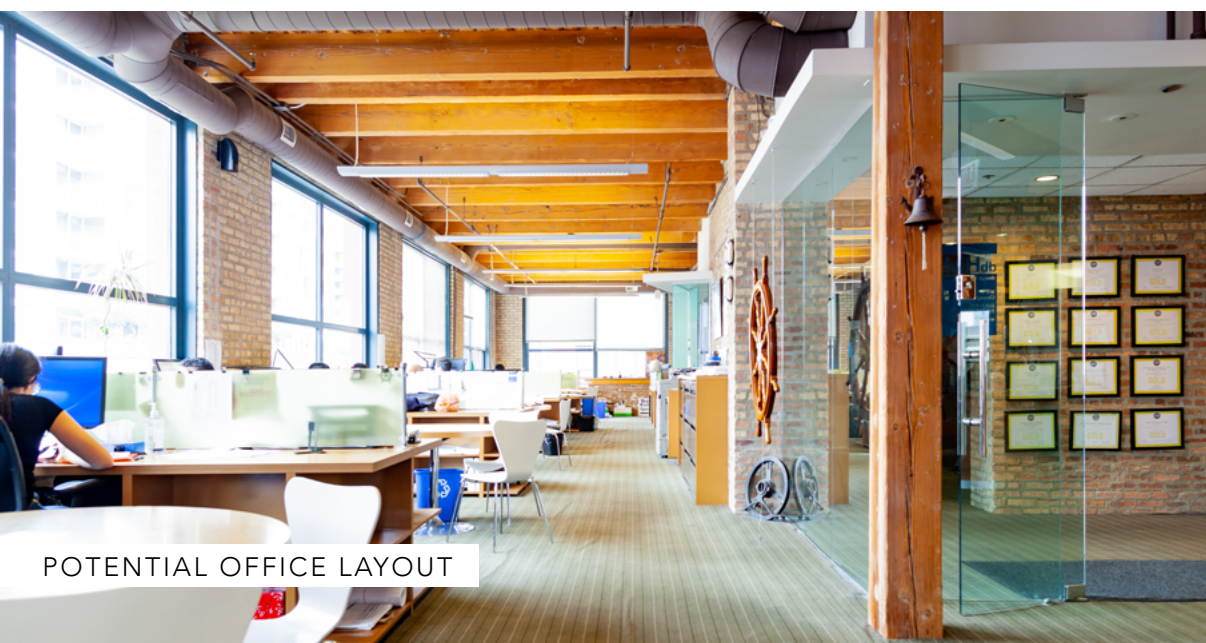
303 W. Erie is a Professional Timber Loft Office Building that is located in the heart of the River North Community. This six-story office property was built in 1907, and spans about 62,000 square feet of space. Available suites offer a creative feel, featuring its exposed brick and timber, high ceilings, and abundance of natural light. These spaces are ideal for creative office use. Available rent includes HVAC expense and janitorial services. In addition, 303 W. Erie conveniently offers on-site parking.







VIEW FROM WEST ERIE STREET



POTENTIAL OFFICE LAYOUT



INTERIOR - HALLWAY DETAIL



## ABOUT THE NEIGHBORHOOD

River North gives you a stylish urban feel, bordering the Magnificent Mile and across from the loop. It began its development of factories and industrial warehouses, which later transformed into work spaces and studios for artists and entrepreneurs in the 1970s and 1980s. This neighborhood is well known for its fine dining, exciting nightlife, and rich arts. River North offers over 100 restaurants, featuring all types of cuisine, plenty of upscale bars, sleek clubs, swanky lounges, and over two dozen galleries, showcasing many design stores and showrooms. River North will give you a feeling of excitement, liveliness, and freedom to be creative.



BE PART OF THE ACTION:

# RIVER NORTH







## PROPERTY DETAILS & AMENITIES



### BRICK & TIMBER

Unique Vintage Loft Feel



### 24 HOUR ACCESS

Tenants with key-cards can access the building around the clock



### FOOD OPTIONS

Celebrate with coworkers at Concrete Cowboy – located on the 1st floor





## ABOUT US

Alvarez & Marsal Property Investments, LLC (AMPI) is a wholly-owned investment vehicle of Alvarez & Marsal, Inc. Uniquely positioned due to its size and close relationship with Alvarez & Marsal, a leading global professional services firm, AMPI has the support of a large company with the mobility of a boutique firm benefitting from creative debt and capital financings, broad relationships, and a deep heritage of honesty and integrity.

### VICTOR ALVAREZ

ASSET MANAGER

E | [VALVAREZ@AMPI.COM](mailto:VALVAREZ@AMPI.COM)

---

### SCOTT SESSA

REAL ESTATE BROKER

E | [SSESSA@ASKAMERITUS.COM](mailto:SSESSA@ASKAMERITUS.COM)

O | 312-366-2779